

FOOTINGS

See FIGURE 11 for footing size, footing thickness and post attachment options and requirements. All footings shall bear on solid ground; bearing conditions shall be verified in the field by county inspectors prior to placement of concrete. DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXISTING EXTERIOR HOUSE WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE EXISTING HOUSE FOUNDATION.

Do not construct footings over utility lines or enclosed meters. Call Miss Utility at 1-800-552-7001 before you dig.

Pre-manufactured post anchors shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel.

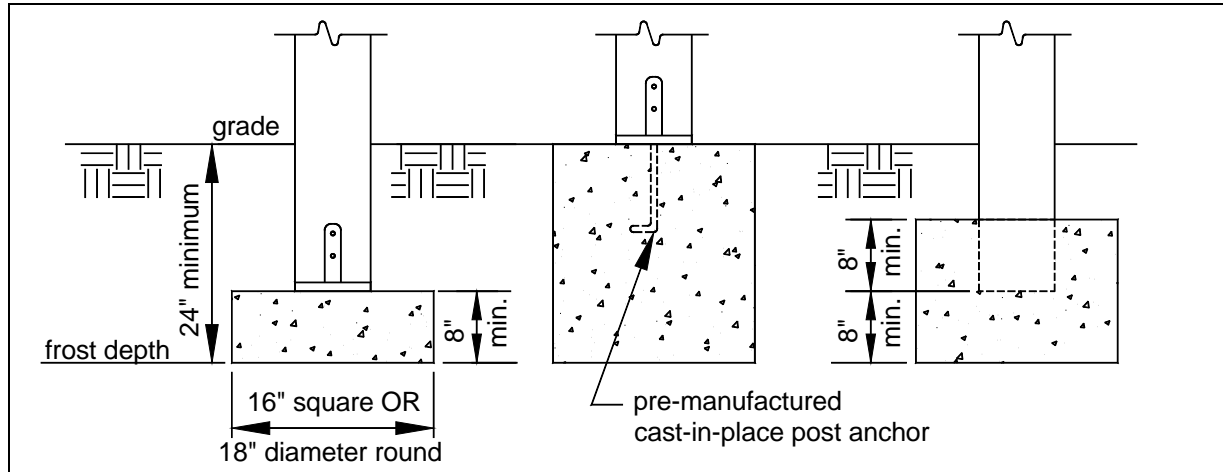


FIGURE 11: TYPICAL FOOTING DETAILS

LEDGER ATTACHMENT REQUIREMENTS

GENERAL: Attach the ledger board, which shall be equal to or greater than the joists size, to the existing exterior wall in accordance with FIGURE 13 through FIGURE 15. When attachments are made to the existing house band board, the band board shall be capable of supporting the new deck. If this cannot be verified or conditions at the existing house differ from the details herein, then a free-standing deck is required. See FREE-STANDING DECKS on Sheet 11.

YOU MUST VERIFY THE EXISTING CONDITIONS IN THE FIELD PRIOR TO APPLYING FOR A BUILDING PERMIT. COMPLIANCE WITH ALL THE REQUIREMENTS HEREIN IS CRITICAL TO ENSURE THE STRUCTURAL STABILITY OF YOUR DECK AND THE SAFETY OF YOU AND YOUR FAMILY.

SIDING AND FLASHING: House siding, or the exterior finish system, must be removed prior to the installation of the ledger board. Flashing is required at any ledger board connection to a wall of wood framed construction and shall be composed of copper (attached using copper nails), stainless steel, UV resistant plastic or galvanized steel coated with 1.85 oz/sf of zinc (G-185 coating). See FIGURE 13 for continuous flashing with drip edge.

MANUFACTURED WOOD JOIST: The term "MWJ" denotes manufactured wood "I" joists; see FIGURE 12. Examples of manufactured wood joists are TJI, GPI, and LPI.

Many new homes constructed with MWJs include a 1-1/4" manufactured solid band board that can support the attachment of a deck; see FIGURE 13. However, older homes constructed with MWJs may only include a plywood band board which cannot support a deck. In such cases a free-standing deck or a full plan submission is required.

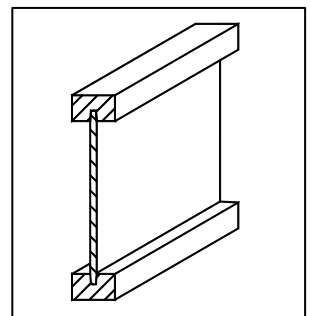


FIGURE 12: MWJ PROFILE



Fairfax County
VIRGINIA

Typical Deck Details

Based on the 2003 Virginia Uniform
Statewide Building Code

www.fairfaxcounty.gov/decks

Version: 2003.1, revised: 11/8/05

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